



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt a Resolution to Lease a Modular Office Unit and a Modular Restroom Unit for the Municipal Service Center of the Public Works Department from Mobile Modular Management Corporation in Livermore, California, in the Amount of \$47,510; and Appropriate Funds to Cover the Leases

MEETING DATE: May 16, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt a resolution to lease a modular office unit and a modular restroom unit for the Municipal Service Center of the Public Works Department from Mobile Modular Management Corporation, in Livermore, California, in the amount of \$47,510; and appropriate funds to cover the leases.

BACKGROUND INFORMATION: The 28-year-old Municipal Service Center complex, 1331 South Ham Lane, is badly overcrowded, and we are in desperate need of office space and restroom facilities for current and future field operations and Transit staff. In 1972, there were 34 employees in the Water/Wastewater and Street Divisions. Today, there are 90 employees at this location. The single-wide trailer, installed in 1990 as a temporary solution to relieve overcrowding at that time, has surpassed its maximum capacity. Our men's locker room has one bathroom stall to accommodate approximately eighty field staff employees.

Leasing a modular office unit (see attached April 18, 2001 quote) will continue the space utilization of the facility to meet ever-increasing demands on Water/Wastewater and Street Divisions. In leasing a modular restroom unit (see attached April 11, 2001 quote), the immediate need for restrooms will be addressed while staff attempts to put together a long-term design/construction (CIB) that will expand the restroom facilities and meet locker needs. Per the City Manager's instruction at meetings held with staff on June 15 and August 22, 2000, and April 2001, Public Works management staff is continuing to move ahead to relieve the overcrowding. This is another part of several steps that are continuing to happen over the next couple of years.

Staff contacted several vendors and found the recommended option from Mobile Modular Management Corporation to be the most advantageous. An additional \$17,580 will need to be budgeted annually during the life of the lease for these units.

APPROVED:

A handwritten signature in cursive script, appearing to read "H. Dixon Flynn".

H. Dixon Flynn -- City Manager

Adopt a Resolution to Lease a Modular Office Unit and a Modular Restroom Unit for the Municipal Service Center of the Public Works Department from Mobile Modular Management Corporation in Livermore, California, in the Amount of \$47,510; and Appropriate Funds to Cover the Leases
May 16, 2001
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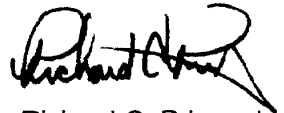
Office & Restroom Monthly Rental (\$1,465)	\$ 17,580.00
Ramp and Deck	\$ 9,000.00
Delivery, Block and Level	\$ 2,435.00
Return Delivery	\$ 685.00
Skirting and Seismic System	\$ 4,170.00
Tax	\$ 1,631.25
Miscellaneous (Permits, Engineering,	\$ 12,000.00
Electrical modifications, data/voice cabling, etc.)	\$ 47,501.25

FUNDING: The funds for this project will be coming from Water and Wastewater and Transit Capital Outlay Reserves.

Project Estimate: \$47,501.25 (initial installation and first year's rent)

Annual Appropriation: \$17,580.00 (per year for 2nd and 3rd year)

Funding Available: Ruby R. Pariste for
Vicky McAthie, Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by George M. Bradley, Street Superintendent

RCP/GMB/dsg

Attachments

cc: Fran E. Forkas, Water/Wastewater Superintendent
George M. Bradley, Street Superintendent
Dennis Callahan, Fleet & Facilities Manager



Rental and Sale of Modular Buildings, Classrooms and Field Offices

email: info@MobileModularRents.com

www.MobileModularRents.com

800-944-3442

April 18, 2001

City of Lodi
1331 South Ham Lane
Lodi, CA 95242-3995
(209) 333-6740 Tel
(209) 333-6841 Fax
Attn: George Bradley

Reference: Lease Rates for 24' x 63' (60' Box) D.O.H. Modular Units

Dear George,

Following is the quotation for a 24' x 63' (60' Box) D.O.H. Modular Unit per your request.

One 24' X 63' (60' Box) Modular Unit

48-Month Term:	\$ 760.00 Plus Tax
36-Month Term:	\$ 815.00 Plus Tax
24-Month Term:	\$ 890.00 Plus Tax
Delivery (Lodi):	\$ 684.00
Block & Level:	\$1,300.00
Return Delivery:	\$ 684.00
Dismantle:	\$1,100.00
Skirting: (Optional) \$9.00 per foot	\$1,512.00 Plus Tax
Seismic System: (14 ea. Tie-downs Optional)	\$1,260.00 Plus Tax

Lease Option:

20% of the Lease Rate will be applied toward the purchase price on the quotation dated March 29th 2001.

Notes:

1. Delivery, block and level price assume a level and accessible site.
2. Prices do not include permits, ramps, custom stairs, seismic systems, seismic system removal, special engineering, taxes, or utility hook-ups. (unless noted)
3. All drawing and specifications are nominal.
4. This transaction is subject to all terms and conditions and attachments of M.M.M.C.'s standard contract.
5. Prices are based on my interpretation of your needs and are valid for 30 days.

If you should have any questions, please feel free to contact me at 925-606-9000.

Sincerely,

Bradley Woon
Sales Representative

No. California Inventory Center

5700 Las Positas Road
Livermore, CA 94550

925-4708-1122

So. California Inventory Center

11450 Mission Boulevard
Mira Loma, CA 91752

Fax 909-360-6622

Texas Inventory Center

4445 East Sam Houston Parkway South
Pasadena, TX 77505

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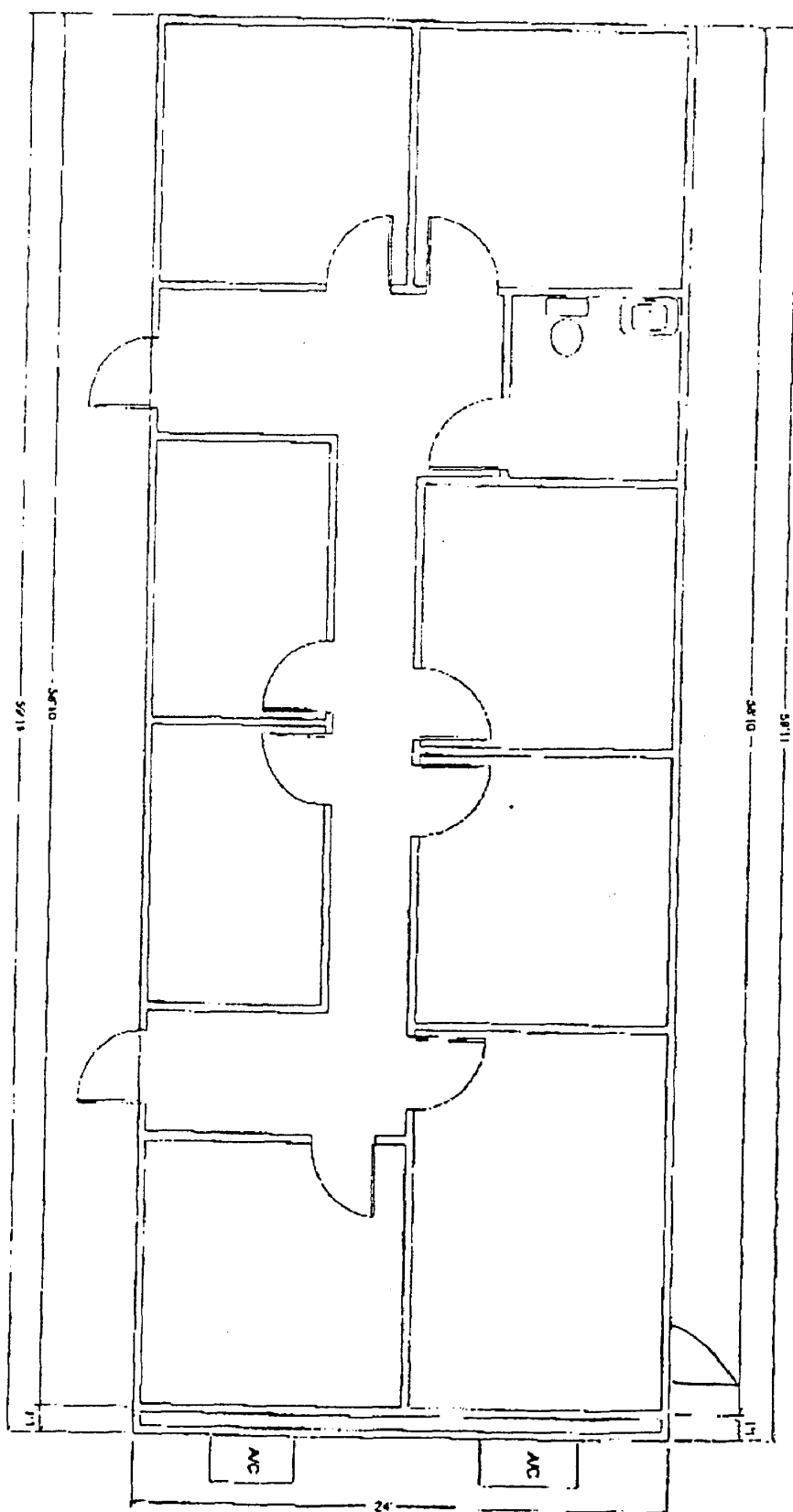
MOBILE MODULAR

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ALL MEASUREMENTS ARE
NOMINAL

24' X 63' (60' Box) Modular Office Space



Mobile Modular Management Corporation

5700 Las Positas Road, Livermore, CA 94550

www.MobileModularRents.com

Quote Reference # of9051BW

Date of Quote: 4/11/01

12 x 37 sn-4976 c/l-31928

Floorplan # 1237000022

Customer City of Lodi

Attn George Bradley

Phone (209) 333-6740

Fax (209) 333-6841

Email

Sales Representative Bradley Woon

bwoon@MobileModularRents.com

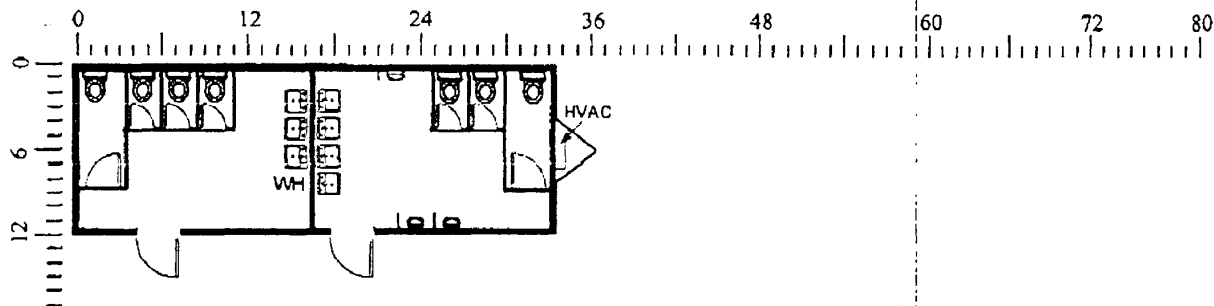
Ph 925-606-9000 Fax 925-453-3201

Term 36 Months*

Deliver to Lodi

Building	\$650.00	Delivery	\$342.00	Skirting	\$828.00
Furniture	\$0.00	Block/Level	\$95.00	Wind/Seismic Restraint	\$540.00
Ramp	\$0.00	Return Delivery	\$342.00	Install/Dismantle Ramp(s)	\$0.00
Insurance Waiver	\$0.00	Dismantle	\$95.00		

Monthly Rent Total ** \$650.00



Special Notes:

Skirting and Seismic System" are optional items.

Features:

5/8" T1-11 premium Douglas Fir wood exterior painted a Camel/Mesa Brown color
 (2) 3'x6'8" steel clad exterior doors w/dead-bolt locks
 Separate mens/womens area (see drawing for actual number of toilets/urinals and sinks for each)
 Vinyl (washable) wall covering
 T-grid suspended ceiling
 Recessed fluorescent lighting
 Exhaust fans
 110v GFI electrical outlets as dictated by code
 Heating & air conditioning ducted thru the ceiling
 Detachable towbar
 Standard prefabricated metal stairs included in the rental (leases only)

Additional Information Quote is valid for 30 days. Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramps, ramp removal, stairs, seismic foundation systems, seismic foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups. All drawings and specifications are nominal. This transaction is subject to prior credit approval and all terms, conditions and attachments of MMMC's standard contract. Security Deposit may be required. * Rent will be billed in advance every 30 calendar days. ** Prices do not include applicable tax.

Thank you for contacting Mobile Modular. Please call me with any questions or comments.

RESOLUTION NO. 2001-111

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE LEASE OF
A MODULAR OFFICE UNIT AND A MODULAR RESTROOM UNIT FOR THE
PUBLIC WORKS DEPARTMENT, AND FURTHER APPROPRIATE FUNDS

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WHEREAS, Lodi Municipal Code, §3.20.070, authorizes dispensing with bids for purchases of supplies, services or equipment when it is in the best interest of the City to do so; and

WHEREAS, the 28-year-old Municipal Service Center complex located at 1331 S. Ham Lane is badly overcrowded, and in need of additional office space and restroom facilities; and

WHEREAS, in 1972 there were 34 employees in the Water/Wastewater and Street Divisions, and today there are 90 employees at this location; and

WHEREAS, the single-wide trailer installed in 1990 as a temporary solution to relieve overcrowding at that time, has surpassed its maximum capacity, i.e. the men's locker room has one bathroom stall to accommodate approximately 80 field staff employees; and

WHEREAS, leasing a modular office unit will continue the space utilization of the facility to meet ever-increasing demands on the Water/Wastewater and Street Divisions, and leasing the modular restroom unit, the immediate need for restrooms will be addressed while staff attempts to put together a long-term design/construction that will expand the restroom facilities and meet locker needs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi does hereby approve the lease of a modular office unit and a modular restroom unit for the Municipal Service Center of the Public Works Department from Mobile Modular Management Corporation, of Livermore, California, in the amount of \$47,510.00; and

BE IT FURTHER RESOLVED, that the City Council of the City of Lodi does hereby appropriate funds from the Water and Wastewater and Transit Capital Outlay Reserves, with an annual appropriation of \$17,580.00 per year for 2nd and 3rd years for this project.

Dated: May 16, 2001

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I hereby certify that the foregoing is a true and correct copy of Resolution No. 2001-111, which was duly and regularly passed and adopted by the City Council of the City of Lodi in a regular meeting held May 16, 2001 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Pennino and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk